



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Set a Public Hearing for January 7, 2009, to solicit feedback on potential uses of Neighborhood Stabilization Program funds being made available by the California Department of Housing and Community Development.

MEETING DATE: December 17, 2008

PREPARED BY: Community Development Department

RECOMMENDED ACTION: Set a Public Hearing for January 7, 2009, to solicit feedback on potential uses of Neighborhood Stabilization Program funds being made available by the California Department of Housing and Community Development.

BACKGROUND INFORMATION: In July 2008, Congress passed the Housing and Economic Recovery Act of 2008, which appropriated \$3.92 billion the Neighborhood Stabilization Program (NSP). The goal of the NSP funding is to promote investment in neighborhoods suffering from high rates of foreclosure and abandonment.

NSP Funding Sources

NSP funds are being distributed by both the U.S. Department of Housing and Urban Development (HUD) and the California Department of Housing and Community Development (HCD). Funds may be received from each source without effect on the other source.

San Joaquin County Allocation

San Joaquin County received a \$9 million allocation directly from HUD to address problems being faced throughout the County. San Joaquin County designated approximately \$578,000 for the City of Lodi. On November 18, the Council recommended those funds be used for the acquisition, rehabilitation and resale of foreclosed properties. The City also may have an opportunity to secure a portion of the \$2.2 million set-aside for very low-income housing.

HCD Allocation

On December 1, HCD submitted its NSP Plan to HUD. Because HCD felt that HUD's formula did not adequately factor in foreclosure rates in certain cities whose counties received direct funding, HCD allocated additional funds to many of these cities. HCD's NSP Plan requires that jurisdictions with preliminary allocations partner with other cities within the same county in order to receive funding. In order to receive an additional \$871,252 in NSP funding, Lodi has the option of partnering with the following cities in order to submit an application totaling at least \$1 million (the minimum to apply):

Escalon	\$146,043
Lathrop	\$696,139
Ripon	\$221,478

APPROVED: 
Blair King, City Manager

Additionally, HCD will have approximately \$37 million available for housing projects that serve very low-income households and meet NSP requirements. These funds will be made available in an over-the-counter application process.

HCD NSP Process

The process for receiving HCD NSP funding is somewhat different than the process for securing funds through the County. HCD requires that all applicant jurisdictions hold two public hearings: one to solicit public comment on potential uses of funds and a second to approve the application. Feedback received at the first public hearing is intended to assist in identifying activities for the application.

HCD anticipates releasing a Notice of Funding Availability in January 2009, with applications due in February 2009. The quick timeframe is driven by the need to expend funds within 18 months, roughly by June 2010, a deadline set forth by HUD. In order to secure the funds and increase the City's ability to expend them quickly, staff is currently working with Escalon, Lathrop, and Ripon to complete a Memorandum of Understanding.

FISCAL IMPACT: The allocation of NSP funds will have no impact on the City General Fund.

FUNDING AVAILABLE: N/A



Konradt Bartlam
Interim Community Development Director



***Please immediately confirm receipt
of this fax by calling 333-6702***

CITY OF LODI
P. O. BOX 3006
LODI, CALIFORNIA 95241-1910

ADVERTISING INSTRUCTIONS

**SUBJECT: PUBLIC HEARING TO SOLICIT FEEDBACK ON POTENTIAL USES OF
NEIGHBORHOOD STABILIZATION PROGRAM FUNDS BEING MADE
AVAILABLE BY THE CALIFORNIA DEPARTMENT OF HOUSING AND
COMMUNITY DEVELOPMENT**

PUBLISH DATE: SATURDAY, DECEMBER 20, 2008


LEGAL AD

TEAR SHEETS WANTED: One (1) please

SEND AFFIDAVIT AND BILL TO: RANDI JOHL, CITY CLERK
City of Lodi
P.O. Box 3006
Lodi, CA 95241-1910

DATED: THURSDAY, DECEMBER 18, 2008

ORDERED BY: RANDI JOHL
CITY CLERK


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK

Verify Appearance of this Legal in the Newspaper – Copy to File

LNS	Faxed to the Sentinel at 369-1084 at _____ (time) on _____ (date) _____ (pages)			
	Phoned to confirm receipt of all pages at _____ (time) _____ CM _____ JMP (initials)			



DECLARATION OF POSTING

PUBLIC HEARING TO SOLICIT FEEDBACK ON POTENTIAL USES OF NEIGHBORHOOD STABILIZATION PROGRAM FUNDS BEING MADE AVAILABLE BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

On Friday, December 19, 2008, in the City of Lodi, San Joaquin County, California, a Notice of Public Hearing to solicit feedback on potential uses of Neighborhood Stabilization Program funds being made available by the California Department of Housing and Community Development (attached and marked as Exhibit A) was posted at the following locations:


Lodi Public Library
Lodi City Clerks Office
Lodi City Hall Lobby
Lodi Carnegie Forum

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 19, 2008, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



DECLARATION OF MAILING

PUBLIC HEARING TO SOLICIT FEEDBACK ON POTENTIAL USES OF NEIGHBORHOOD STABILIZATION PROGRAM FUNDS BEING MADE AVAILABLE BY THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT

On Friday, December 19, 2008, in the City of Lodi, San Joaquin County, California, I deposited in the United States mail, envelopes with first-class postage prepaid thereon, containing a Notice of Public Hearing to solicit feedback on potential uses of Neighborhood Stabilization Program funds being made available by the California Department of Housing and Community Development, attached hereto marked Exhibit A. The mailing list for said matter is attached hereto marked Exhibit B.

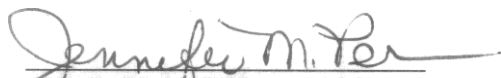
There is a regular daily communication by mail between the City of Lodi, California, and the places to which said envelopes were addressed.

I declare under penalty of perjury that the foregoing is true and correct.

Executed on December 19, 2008, at Lodi, California.

ORDERED BY:

RANDI JOHL
CITY CLERK, CITY OF LODI


JENNIFER M. PERRIN, CMC
ASSISTANT CITY CLERK

MARIA BECERRA
ADMINISTRATIVE CLERK



CITY OF LODI

Carnegie Forum
305 West Pine Street, Lodi

NOTICE OF PUBLIC HEARING

Date: January 7, 2009

Time: 7:00 p.m.

For information regarding this notice please contact:

Randi Johl

City Clerk

Telephone: (209) 333-6702

EXHIBIT A

NOTICE OF PUBLIC HEARING


NOTICE IS HEREBY GIVEN that on **Wednesday, January 7, 2009**, at the hour of 7:00 p.m., or as soon thereafter as the matter may be heard, the City Council will conduct a public hearing at the Carnegie Forum, 305 West Pine Street, Lodi, to consider the following item:

- a) **Solicit feedback on potential uses of Neighborhood Stabilization Program funds being made available by the California Department of Housing and Community Development.**

Information regarding this item may be obtained in the Community Development Department, 221 West Pine Street, Lodi, (209) 333-6711. All interested persons are invited to present their views and comments on this matter. Written statements may be filed with the City Clerk, City Hall, 221 West Pine Street, 2nd Floor, Lodi, 95240, at any time prior to the hearing scheduled herein, and oral statements may be made at said hearing.

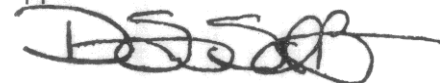
If you challenge the subject matter in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this notice or in written correspondence delivered to the City Clerk, 221 West Pine Street, at or prior to the close of the public hearing.

By Order of the Lodi City Council:


Randi Johl
City Clerk

Dated: December 17, 2008

Approved as to form:



D. Stephen Schwabauer
City Attorney

Mailing List for NSP Public Hearing – January 7

Pete Gibson
FCB Homes
10100 Trinity Parkway, Suite 420
Stockton, **CA** 95219

Suzanne Mangum
Lodi House
801 S. Washington St
Lodi, **CA** 95240

Kathy Haring
552 Kirst Dr.
Woodbridge, **CA** 95258

Habitat for Humanity - Lodi
c/o Pete Chadwick
15000 Juniper Avenue
Lockeford, **CA** 95237

Habitat for Humanity – San Joaquin
2050 E. Fremont Street
Stockton, **CA** 95205

Tracy Williams
LOEL Center & Gardens
105 S. Washington Street
Lodi, **CA** 95240